| 071.0 | 0001 | 0009.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,512,000 | / | 1,512,000 |
| USE VALUE: | 1,512,000 | / | 1,512,000 |
| ASSESSED: | 1,512,000 | / | 1,512,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 34 | | BEVERLY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BAUER KONRAD WALTER |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 34 BEVERLY RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | 24 EPPING ST LLC - |
| Owner 2: | - |
| Street 1: | 41 KATIE WAY |
| Twn/City: | TEWKSBURY |
| St/Prov: | MA Cntry: |
| Postal: | 01876 |

## NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Clapboard Exterior and 4550 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7197.000 | 1,066,900 | | 445,100 | 1,512,000 |
| Total Card | 0.165 | 1,066,900 | | 445,100 | 1,512,000 |
| Total Parcel | 0.165 | 1,066,900 | | 445,100 | 1,512,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.31 | /Parcel: 332.31

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 071.0-0001-0009.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 1,066,900 | 0 | 7,197. | 445,100 | 1,512,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 1,032,900 | 0 | 7,197. | 445,100 | 1,478,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 846,600 | 0 | 7,197. | 445,100 | 1,291,700 | 1,291,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | | 0 | 7,197. | 445,100 | 445,100 | 445,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 214,600 | 0 | 7,197. | 381,500 | 596,100 | 596,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 214,600 | 0 | 7,197. | 356,100 | 570,700 | 570,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 214,600 | 0 | 7,197. | 305,200 | 519,800 | 519,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 213,700 | 0 | 7,197. | 273,400 | 487,100 | 487,100 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 24 EPPING ST LL | 1542-66 | 1 | 3/29/2019 | | 1,699,000 | No | No | | |
| O BRIEN PATRICI | 1526-93 | | 5/15/2018 | Change>Sale | 735,000 | No | No | | |
| ROPER WILLIAM A | 1363-150 | | 12/30/2008 | Family | 1 | No | No | | CAROL A ROPER D.O.D.7/14/2017 BK 01363 PG 150 |
| CORCORAN FLOREN | 1179-31 | | 10/24/1997 | | 215,400 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/28/2018 | 893 | Addition | 380,000 | O | | | | 2nd fl addition |
| 5/17/2018 | 647 | Inter Fi | 10,000 | C | | | | |
| 6/4/1998 | 367 | Porch | 10,000 | | | | | 12X16 SCREENED POR |
| 2/25/1998 | 94 | Add Bath | 2,500 | | | | | ADD FULL BATH TO B |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/12/2019 | SQ Returned | JO | Jenny O |
| 2/20/2019 | Meas/Inspect | DGM | D Mann |
| 9/29/2018 | MEAS&NOTICE | PH | Patrick H |
| 2/18/2009 | Meas/Inspect | 189 | PATRIOT |
| 10/8/1999 | Meas/Inspect | 267 | PATRIOT |
| 6/15/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7197 | | Sq. Ft. | Site | | 0 | 70. | 0.88 | 4 | | | | | | | | | 445,139 | | | | | | 445,100 | |

## USER DEFINED

| | |
|---|---|
| User Acct | 45034 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/20/19 |
| !6021! | |
| Prior Id # 1: | 45034 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 03:10:29 |

## LAST REV

| Date | Time |
|---|---|
| 09/29/20 | 12:16:35 |
| apro | |

PAT ACCT. 6021

Patriot Properties Inc.

| Total AC/HA: | 0.16522 | Total SF/SM: | 7197 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 445,139 | Spl Credit | | Total: | 445,100 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | A- - Very Good (- | | |
| Year Blt: | 2019 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G20 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 1.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 1 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.93862009 |
| Const Adj.: | 1.04989493 |
| Adj $ / SQ: | 128.109 |
| Other Features: | 106595 |
| Grade Factor: | 1.61 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1077719 |
| Depreciation: | 10777 |
| Depreciated Total: | 1066942 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 13 | BRs: | 5 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 13 | 5 | 1 |
| Totals | | | |
| 1 | 13 | 5 | |

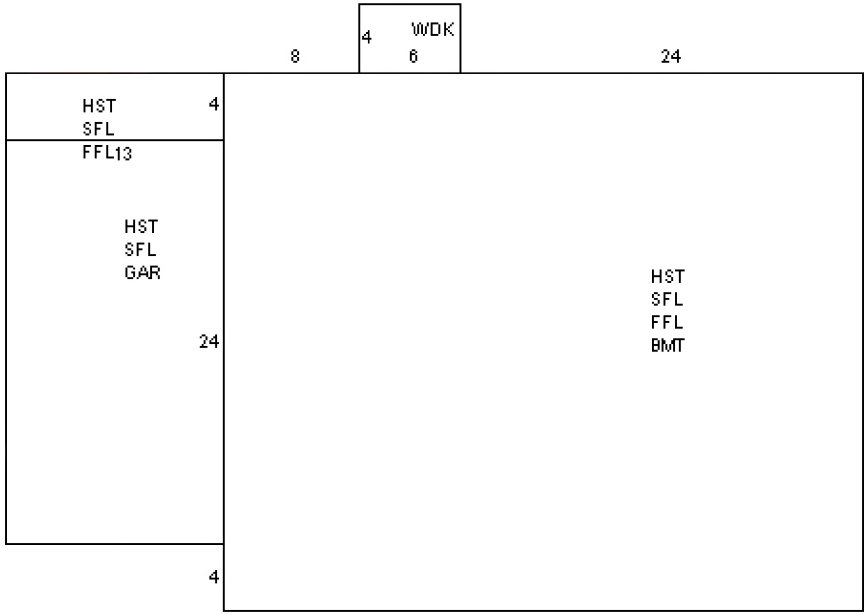
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 206.26 |
| Special Features: | 0 | Val/Su Net: | 205.57 |
| Final Total: | 1066900 | Val/Su SzAd | 293.27 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,580 | 128.110 | 202,412 |
| FFL | First Floor | 1,268 | 128.110 | 162,442 |
| BMT | Basement | 1,216 | 73.020 | 88,795 |
| HST | Half Story | 790 | 128.110 | 101,206 |
| GAR | Garage | 312 | 24.160 | 7,538 |
| WDK | Deck | 24 | 16.800 | 403 |

| Net Sketched Area: | 5,190 | Total: | 562,796 |
|---|---|---|---|
| Size Ad | 3638 | Gross Area | 5980 | FinArea | 4550 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 75 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## PARCEL ID

071.0-0001-0009.0

## IMAGE

AssessPro Patriot Properties, Inc